



The Lookout, 1 Ranscombe Road, Brixham, TQ5 9UU
Freehold House
£415,000

boycebrixham
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Occupying an enviable end-of-terrace position within one of Brixham's most admired rows of elegant Victorian homes, this beautifully presented four-bedroom residence commands breathtaking panoramic views across the bustling inner harbour, the Breakwater and out over Tor Bay. Combining period character with stylish modern living, the property enjoys one of the town's most desirable locations, just a two-minute walk from the waterfront and only a few minutes further to the shops, cafés and restaurants surrounding the harbour.

Lovingly enjoyed as a family retreat for many years, the property has also generated an excellent income as a successful holiday let, making it equally appealing as a permanent home, second residence or investment opportunity.

Approached via one-of-two sets of steps up from the roadside, the accommodation retains a classic Victorian layout. A welcoming lounge sits to the front, centred around an attractive original fireplace and enjoying delightful views into and over the famous harbour. To the rear, the spacious dining room forms the heart of the home before opening into a stunning contemporary kitchen extension. Featuring a vaulted ceiling with skylights, the kitchen is flooded with natural light and offers sleek fitted units, generous worktop space and excellent storage.

The first floor hosts a superb family bathroom complete with a freestanding bath and separate shower, alongside the impressive principal bedroom, which enjoys spectacular elevated harbour views and benefits from its own en-suite shower room. The second floor provides three further well-presented bedrooms, with the two front rooms continuing to enjoy wonderful views across the harbour and Tor Bay.

Outside is where this home truly excels. Being the end property, it owns the upper section of the adjoining stone steps (subject to neighbouring rights of access), providing access to an exceptional private rear terrace. This stunning elevated sun terrace is a true showpiece, creating the perfect setting for outdoor dining, barbecues or simply relaxing with a drink whilst taking in the ever-changing harbour scene and spectacular sunsets across Tor Bay.

Further benefits include modern gas central heating, upgraded uPVC sash-style double glazed windows that complement the Victorian character, and the significant advantage of no onward chain. Whilst there is no private parking, on-street parking is available nearby, and Brixham's multi-storey car park is just a level five-minute walk away, where long-term permits are available.

Properties offering this combination of breathtaking views, beautifully presented accommodation, outstanding outdoor space and such immediate access to Brixham's picturesque harbour rarely become available. Early viewing is highly recommended.

Council Tax Band: D



- Four Bedroom Harbour Home
- 2 Minute Walk To Waterfront
- Stunning Rear Terrace

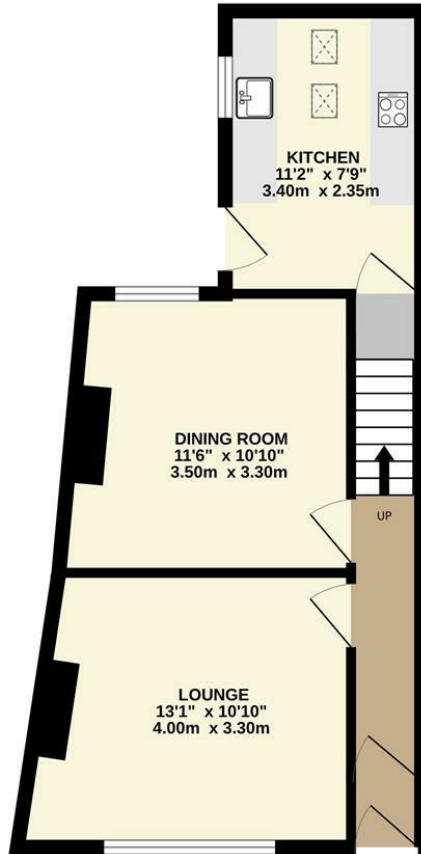
- Beautifully Presented Throughout
- Exceptional Harbour Views
- Freehold / Council Tax



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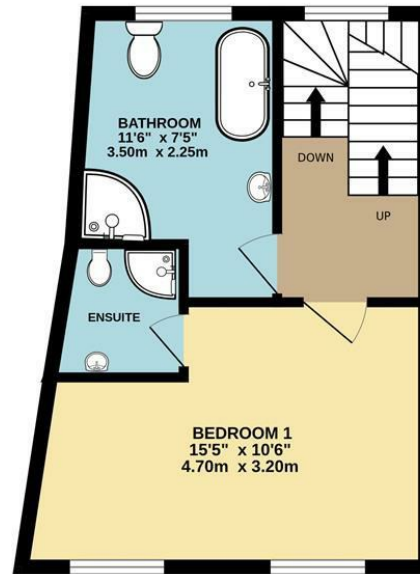
GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



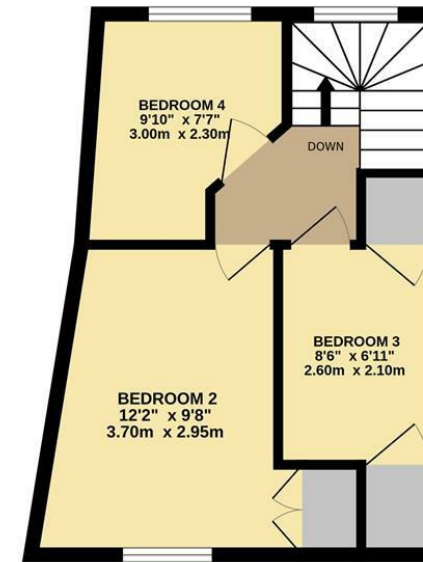
TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



2ND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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